

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the eighth day of January 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Richard J. Sherwood, Town Attorney
Jeffrey H. Simme, Building & Zoning Inspector
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by John Gober to approve the minutes from the December 18, 2002 Planning Board Meeting. Motion was seconded by Melvin Szymanski and unanimously carried.

COMMUNICATIONS:

- 1-8-1 Memo dated December 17, 2002 from Building Inspector Jeff Simme transmitting site plan review for Cricket co-location on SBA Tower, 60 Cemetery Road.
- 1-8-2 List of projects considered by Planning Board during 2002.
- 1-8-3 Memo dated December 24, 2002 from Building Inspector transmitting site plan review for project #8161m Gateway Center Shopping Center at NEC Transit Road and William Street.
- 1-8-4 Memo dated December 24, 2002 from Town Attorney Richard Sherwood noticing a SEQR meeting for January 6, 2003 on Animal Eye Care Clinic.
- 1-8-5 Memo dated December 24, 2002 from Building Inspector transmitting amendment to original submittal for Cricket Communications
- 1-8-6 Letter dated January 2, 2003 from Town Attorney transmitting draft resolution on cul-de-sacs and entrance islands.
- 1-8-7 Memo dated January 6, 2003 from General Crew Chief Terrence McCracken indicating he had no problem with the revised plans for Gateway Center Shopping Center, and noting that no landscaping plans had been attached to the Cricket co-location on SBA Tower.
- 1-8-8 Memo dated January 3, 2003 from Building Inspector noting that the Cricket co-location on SBA Tower at 69 Cemetery Road did not require Planning Board review, and was thus off the agenda.
- 1-8-9 Minutes of a special Town Board meeting held January 6, 2003 at which the Municipal Review Committee conducted a SEQRA review of the Animal Eye Care Clinic, Transit Road, and issued a negative declaration.
- 1-8-10 Copy of Town Board resolution adopted January 6, 2003 at which John Gober was reappointed to the PB for a six year term, and Stanley J. Keysa was reappointed PB Chair for 2003.

ACTION ITEMS

SITE PLAN REVIEW-PROPOSED GATEWAY CENTER SHOPPING CENTER, NEC OF TRANSIT ROAD AND WILLIAM STREET. PROJECT NO. 8161. CONTACT PERSON JOSEPH CIPOLLA

Joseph Cipolla, Bella Vista-NEC, William Szawranskyj, Genesee Engineering, and Steven Ricca, Attorney presented to the Planning Board the site plan for the proposed one-phase retail shopping center which is slightly different from the site plan which was recommended for approval by the Planning Board on May 1, 2002. Mr. Cipolla explained to the Planning Board that Wal-Mart has recently changed its marketing strategy and more space will be needed. On the new site plan, the building is 8,000 sq. ft larger than on the previous site plan. Also, the site plan shows an outdoor seasonal sales area. According to the Town Code, these changes will require an additional 93 parking spaces. The site plan shows 847 parking spaces. A 5' berm has been added along the back of the property with trees and plantings. Mr. Cipolla told the Planning Board that he has obtained approval from the Army Corp of Engineers for the site plan, and that the County Highway and New York State Dept. Of Transportation have approved the plans. Mr. Cipolla went over the conditions listed in the May 1, 2002 resolution indicating the following change: Remove the no left turn on auxiliary road. The new site plan does not show an auxiliary road. Mr. Cipolla told the Planning Board that he will be going to the Zoning Board of Appeals for six variances regarding the height of the WalMart sign, changing the dimensions of parking spaces, light pole height, enclosure of outside seasonal sales area, number of loading docks, and internal greenspace requirement. Councilmember Stempniak requested that no overnight parking be allowed for recreational vehicles or tractor trailers in the parking lot area, and that no outside storage be allowed. Town Attorney Richard Sherwood presented the Planning Board with a draft resolution regarding this project. The Planning Board went over the resolution and made the following additions: 1. No overnight parking will be allowed for recreational vehicles or tractor trailers in the parking lot, 2. No outside storage will be allowed, 3. Subject to approval from Zoning Board of Appeals for any necessary area variances.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the revised Site Plan with the conditions listed in the attached resolution. Motion seconded by John Gober and carried by a vote of six ayes and no nays with Member Myszka recusing himself from the vote.

OTHER MATTERS

ENTRANCE ISLANDS AND CUL-DE-SACS - Chair Keysa provided the Planning Board members with copies of a resolution prepared by Town Attorney Richard Sherwood regarding entrance islands and cul-de-sacs in new developments. However, the resolution did not address signs and entrance islands. Chair Keysa asked Town Attorney Sherwood to refer to the minutes from the December 4, 2002 Planning Board meeting to add language to the resolution regarding entrance islands and signs. There was a question concerning the radius measurements of the islands in the cul-de-sacs, and Chair Keysa asked Town Engineer Robert Labenski to consult with Town Attorney Sherwood to go over the correct measurements. Chair Keysa also asked Town Engineer Labenski to draft layouts to be attached to the resolution for the Town Board. Town Attorney will prepare the resolution for the next Planning Board Meeting on January 22, 2003.

At 9:15 PM a motion was made by Melvin Szymanski to adjourn the meeting; seconded by Rebecca Anderson and unanimously carried.